Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/1 NEWTON STREET RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$690,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Apr 2021	to	31 Mar 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/853 HIGH STREET RESERVOIR VIC 3073	$690,000	26-Jan-22
2/63 DUNDEE STREET RESERVOIR VIC 3073	$689,000	09-Apr-22
25 FYFE STREET RESERVOIR VIC 3073	$685,000	12-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 April 2022

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5/853 HIGH STREET RESERVOIR VIC 3073

2 2 1

Sold Price **$690,000** Sold Date **26-Jan-22**

Distance **2.14km**



2/63 DUNDEE STREET RESERVOIR VIC 3073

2 2 1

Sold Price RS **$689,000** Sold Date **09-Apr-22**

Distance **3.36km**



25 FYFE STREET RESERVOIR VIC 3073

2 2 2

Sold Price RS **$685,000** Sold Date **12-Feb-22**

Distance **3.43km**

RS = Recent sale **UN** = Undisclosed Sale

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